

VILLAGE OF BARRINGTON

ORDINANCE NO. 07-3404

AN ORDINANCE AMENDING THE OFFICIAL COMPREHENSIVE PLAN,
OF THE VILLAGE OF BARRINGTON

(RE: PC 07-12 – SPECIAL PLANNING AREA 26)

ADOPTED BY

THE CORPORATE AUTHORITIES

OF THE

VILLAGE OF BARRINGTON, ILLINOIS

THIS 8th DAY OF October, 2007

Published in pamphlet form by authority of the Corporate Authorities of the Village of Barrington, Cook and Lake Counties, Illinois, this 9th day of October, 2007.

AN ORDINANCE AMENDING THE OFFICIAL COMPREHENSIVE PLAN
OF THE VILLAGE OF BARRINGTON
(RE: PC 07-12 – SPECIAL PLANNING AREA 26)

WHEREAS, on or about March 20, 2000 the Corporate Authorities of the Village of Barrington, Cook and Lake Counties, Illinois (sometimes hereinafter referred to as the "Village") amended and restated in its entirety the Official Comprehensive Plan of the Village; and

WHEREAS, the President and Board of Trustees of the Village of Barrington find it to be in the best interests of the Village of Barrington and its residents to amend the Village's Official Comprehensive Plan related to Special Planning Area 26; and

WHEREAS, the Plan Commission on August 28, 2007, after due publication of notice as required by law, held a public hearing and did review the proposed amendments to the Village's Official Comprehensive Plan and has forwarded its recommendations to the Corporate Authorities of the Village; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, as follows:

SECTION 1: The President and Board of Trustees find that the facts as stated in the preamble of this Ordinance are true and correct and adopt the same as their findings the same as if they were set out herein in their entirety.

SECTION 2: Based upon all of the foregoing, the Village of Barrington Official Comprehensive Plan, Ordinance No. 00-2853, as subsequently amended from time to time, is hereby further amended as follows:

- A. Neighborhood 13: The section of the Comprehensive Plan entitled "Neighborhood 13" in Chapter 10, "Neighborhoods", shall be and is hereby amended to add the following at the end of the list of recommendations:
- "5. Residential uses should be located along Ela Road or in the interior areas to take advantage of the golf course vistas."
- B. Neighborhood 13: The section of the Comprehensive Plan entitled "Neighborhood 13" in Chapter 10, "Neighborhoods", shall be and is hereby amended to add the following at the end of the list of recommendations:
- "6. Any redevelopment of this area should be careful to mitigate its impact on existing businesses and residences."

- C. Neighborhood 13: The section of the Comprehensive Plan entitled "Neighborhood 13" in Chapter 10, "Neighborhoods", shall be and is hereby amended to add the following at the end of the list of recommendations:
- "7. Commercial developments should front onto Route 14 and curb cuts onto Route 14 should be minimized."
- D. Chapter 11: The section entitled "Site 26 Hillside Avenue at Northwest Highway (Route 14)" of Chapter 11, "Special Planning Areas", of the Comprehensive Plan shall contain a graphic depiction of the area, and the text of the section shall be amended to read as follows:
- "LOCATION: At the Southeast corner of Hillside Avenue and U.S. Route 14, extending to the golf course on the East.
SIZE: 7.4 acres
PIN NUMBERS: 02-06-301-003-005
POTENTIAL USES:
- Stand-alone retail uses such as home improvement stores
 - Low-density residential units that would complement the golf course
 - Bed and Breakfasts/inns/guest houses
 - Sit-down restaurants (8,000 sq. ft. or larger) with outdoor seating overlooking golf course
 - Quick-serve restaurants
 - Office and financial uses
 - Winery
- RECOMMENDED USE: Potential uses will be able to take advantage of the access and visibility this area offers. Sit-down restaurants, luxury townhomes/row homes, bed and breakfasts/inns/guest houses, low intensity office uses and a winery are all appropriate uses. Proposed uses adjacent to the golf course should complement the golf course and seek to take advantage of vistas..
- DESIGN ELEMENTS: This site is appropriate for an upscale sit-down restaurant with outdoor dining or high-end housing units at a density of 7 units per acre to complement the golf course. The residential area to the North should be buffered from any commercial development. The architecture of the development should respect adjacent residential uses. The view from Route 14 as a "gateway" should be considered. Shared access to Route 14 should be encouraged.
- ENVIRONMENTAL ASSESSMENT: Particular attention should be paid to historical environmental issues, such as any residual underground contamination from previous uses. Potential wetland or unsuitable development soils are located in the Northeast portion of the area."
- E. Appendix A of the Comprehensive Plan shall be and is hereby amended to incorporate Special Planning Area 26 in the tabular figures and land use percentages depicted in said Appendix A, which Amended Appendix A is attached hereto and thereby made a part hereof as Exhibit A.

SECTION 3: Any provision or regulation in conflict with any regulation contained in this Ordinance shall be and is hereby repealed insofar as it is in conflict with that section.

SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Corporate Authorities hereby declare that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivision, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective. If any provision of this Ordinance or the application thereof to any person or circumstances is declared unconstitutional or invalid by a court of competent jurisdiction, such partial invalidity shall not affect the other provisions or applications of this Ordinance, the invalid provision shall be deemed stricken from this Ordinance as if it were not a part hereof, ab initio, and the remainder of this Ordinance shall continue in full force and effect.

SECTION 5: The Corporate Authorities declare that it is their collective intent that each of the provisions in this Ordinance is intended to amend the text of the Village of Barrington Comprehensive Plan by the addition of new provisions and there is no intent to delete or repeal any provisions now in the text of said Comprehensive Plan, except as specifically provided herein. Accordingly, if the designation of any new provision added to said Comprehensive Plan by the terms of this Ordinance is the same as the designation of any existing provision of said Comprehensive Plan, then such new designation by an existing provision's number or letter ("misdesignation") shall be deemed to be a scrivener's error only and shall not be deemed to amend or repeal in any way any such existing provision of said Comprehensive Plan so that with the existing provision and the new provisions adopted in this Ordinance shall both be and remain in full force and effect. In the event of any such misdesignation, the newly adopted provision(s) in this Ordinance shall be deemed to be designated by the next consecutive and appropriate number and/or letter.

SECTION 6: This Ordinance shall take effect and be in full force and effect immediately on and after the expiration of ten (10) days after the date of filing of the notice of the adoption hereof with the respective recorders of Cook and Lake Counties, Illinois, subsequent to passage, approval and publication all as provided by law.

SECTION 7: The Village Clerk is directed to immediately publish this Ordinance in pamphlet form.

PASSED THIS 8th DAY OF October, 2007 BY ROLL CALL VOTE AS

FOLLOWS:

AYES: Justus, Greene, Hunt, George, Miller, Roberts, and Anderson

NAYS: none

ABSENT: none

ABSTAIN: none

RECUSED: none

APPROVED THIS 8th DAY OF October, 2007

Karen Y. Darch
Karen Y. Darch,
Village President

ATTESTED AND FILED THIS 8
DAY OF October, 2007.

Ron M. Koppelman
Ron M. Koppelman, Village Clerk

PUBLISHED IN PAMPHLET FORM THE 9th DAY OF October, 2007.

EXHIBIT A

CHAPTER 11 – AMENDED APPENDIX A

Exhibit A

CHAPTER 11

SPECIAL PLANNING AREAS

There are 30 sites within or adjacent to the Village of Barrington which are likely to experience development or redevelopment. In the aggregate, they comprise approximately 627 acres. Just under one-fifth (1/5) of these 627 acres is represented by the Thunderbird Golf Course. Although it is highly desirable that the golf course remains open space for its aesthetic, environmental and recreational value, it is privately owned and could be sold for private development at some point in the future. Acceptable alternative uses are therefore considered in the recommendations and comments which follow. The overall pattern of Barrington's land uses will be strongly affected by the future of these sites. They are, therefore, referred to as "Special Planning Areas" and are depicted in Figure 9, Special Planning Areas.

Special Planning Areas were formally known as "Critical Sites" and were first introduced in the 1990 Comprehensive Plan. Evaluation and determination of the Special Planning Areas was based on the potential for development or redevelopment of each site. Consistency of development, environmentally sensitive areas, such as floodplains, wetlands, wooded areas, and poor or wet soils, as well as traffic constraints, inappropriate zoning, lack of open space, and locations adjacent to developed residential neighborhoods were the main criteria when evaluating properties for inclusion in this Special Planning Area chapter.

The following is a brief discussion of each of the Special Planning Areas. This is to identify factors that should be carefully evaluated as part of the review of any specific project brought before the Village for that site. This discussion contains recommended policy for site planning and design of selected sites including limits that reflect site constraints and adjacent land uses. Information contained in these sections is summarized in Table 1, Special Planning Areas - Summary of Recommended Uses.




Table 1: Special Planning Areas - Summary of Recommended Uses

Special Planning Area	Gross Acres	Existing Zoning	Recommended Land Use
1	14.00	B-5	Mixed Use (retail, office, residential)
2	8.00	B-5	Mixed Use (retail, office, residential)
3	4.60	B-5	Mixed Use (retail, office, residential)
4	8.70	M-2	Manufacturing Mixed Use (retail, office, resid'l)
5	52.00	R-7/M2	Office / Research / Open Space / Multi-Family Res.
6	28.0	M-1	Office / Research / Open Space
7	3.68	R-5	Open space, Single Family Residential
8	1.80	R-9	Public Institutional / Single Family
9	36.00	unincorporated	Mixed Use (office / research, residential)
10	36.17	R-1/B-1	Larger Retail, Office, Hotel, Restaurants, Banquet Hall
11	11.10	unincorporated	Single Family Residential
12	13.30	unincorporated	Single Family Residential
13	28.20	unincorporated	Single Family Residential
14	2.00	B-3	Mixed Use (office, retail, light manufacturing)
15	1.20	R-9	Open Space
16	0.80	R-9	Public Institutional / Single Family
17	4.82	B-3/B-4/R-1	Commercial
18	15.30	B-4/R-1	Commercial (office / research, open space)
19	17.26	B-4/R-1/unincorp.	Mixed Use (retail, office, open space)
20	22.87	R-1	Mixed Use (retail, office, residential)
21	123.00	R-5	Open Space
22	14.00	M-2	Mixed Use (retail, service, light manufacturing)
23	60.80	M-2/R-8	Office / Research
24	18.90	M-2/R-2/unincorp.	Mixed Use (office / research)
25	9.50	B-4/R-1	Office / Research
26	4.91	B-1	Commercial (retail, office)
27	2.00	unincorp.	Single Family Residential
28	12.85	B-5/R-9	Mixed Use (retail, office, residential)
29	0.68	B-1R(R-9)/M-2	Mixed Use (office, light manufacturing)
30	70.42*	B-4/B-R/B-1/M-A/ P-L	Mixed Use (retail, office, residential)
Grand Total	626.86		

* - reflects net acreage from existing SPAs

Table 2: Special Planning Areas - Population Projections

Special Planning Area	Gross Acreage	Recommended Land Use	Units Per Acre	Total Units	Total Persons 4,5
1	4.67 ¹	Use (ret., off., res.)	12	56	106
2	2.67 ¹	Use (ret., off., res.)	12	32	61
3	1.53 ¹	Use (ret., off., res.)	12	18	35
4	2.90 ¹	Use (ret., off., res.)	12	34	64
5 pt	2.00 ³	family	12	24	46
7	1.84 ²	space, single fam.	2	4	15
8	1.80	Family/ Two Family	5	9	34
9	18.00 ²	Use (ret., off., res.)	2	36	137
11	11.10	Family Residential	2	22	85
12	13.30	Family Residential	2	27	103
13	28.20	Family Residential	1	28	107
16	0.80	Family/ Two Family	5	4	15
20	11.00 ²	Use (ret., off., res.)	4.6	50	105
26 pt.	2.45 ²	family	7	17	32
27	2.00	Family Residential	1	2	8
28	4.28 ¹	Use (ret., off., res.)	12	51	97
Total	102.71			362	1050

¹age represents one-third (1/3) of site acreage.

²age represents one-half (1/2) of site acreage.

idential limited to Jewel Tea building only.

ingle family units: 3.807 persons per unit.

ulti-family units and mixed-use units: 1.899 persons per unit.

Table 3: Special Planning Areas - Land Use Projections

Land Use Category	S.P.A.	Gross Acreage	% of Grand Total
<i>Single Family Residential (detached)</i>	7	1.84	0.33%
	8	1.80	0.32%
	9	18.00	3.21%
	11	11.10	1.98%
	12	13.30	2.37%
	13	28.20	5.02%
	16	0.80	0.14%
	20 pt	5.35	0.95%
	27	2.00	0.36%
	Total	82.39	14.68%
<i>Single Family Residential (attached) and Multi-Family Residential</i>	1	4.67	0.83%
	2	2.67	0.48%
	3	1.53	0.27%
	4	2.90	0.52%
	5 pt	2.00	0.36%
	20 pt	6.50	1.15%
	26 pt	2.45	0.44%
	28	4.28	0.76%
	Total	27.00	4.81%
<i>Commercial (retail and office)</i>	1	9.33	1.66%
	2	5.33	0.95%
	3	3.07	0.54%
	4	5.80	1.03%
	10	36.17	6.44%
	14	2.00	0.36%
	17	4.82	0.86%
	20 pt	11.00	1.96%
	22	9.32	1.66%
	26 pt	2.45	1.44%
	28	8.57	1.53%
	Total	97.86	17.43%
<i>Office / Research</i>	5 pt	55.00	9.80%
	6	28.00	4.99%
	9	18.00	3.20%
	18	10.25	1.82%
	19	11.56	2.06%
	23	60.80	10.83%
	24	18.90	3.37%
	25	9.50	1.69%
	Total	212.01	37.76%
<i>Office / Research / Industry</i>	22	4.68	0.83%
	29	0.68	0.12%
	Total	5.36	0.95%
<i>Open Space</i>	7	1.84	0.33%
	15	1.20	0.21%
	18	5.05	0.90%
	19	5.70	1.02%
	21	123.00	21.91%
	Total	136.79	24.37%
Grand Total		561.41	100%

Table 4: Land Use Percentages - 1999

LAND USE	Barrington portion of Lake County		Barrington portion of Cook County		Barrington Total	
	<i>Acres</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>	<i>Total Acres</i>	<i>Total Percent</i>
Open Space	69.14	6.4%	396.60	29.0%	465.74	19.0%
Office / Research / Industrial	82.01	7.5%	61.50	4.5%	143.51	5.8%
Office / Research	125.02	11.5%	144.70	10.6%	269.72	11.0%
Public / Institutional	113.36	10.4%	108.00	7.9%	221.36	9.0%
Mixed Use (Retail / Office / Residential)	74.32	6.8%	29.60	2.2%	103.92	4.2%
Commercial (Retail / Office)	60.02	5.5%	63.40	4.6%	123.42	5.0%
Multiple Family Residential	13.01	1.2%	9.85	0.7%	22.86	0.9%
Single Family Residential ≥ 1.0 u/a	549.84	50.6%	554.20	40.5%	1104.04	45.0%
TOTAL	1086.72	100%	1367.85	100%	2454.57	100%